

WARRANTY DEED OF ASSUMPTION

WHEREAS, Perkins Puryear Cochran and wife, Wanda Jean Martin Cochran are the owners of the hereinafter described real property, located and situated in DeSoto County, Mississippi; and

WHEREAS, there is an outstanding first mortgage indebtedness on said real property to North Mississippi Savings and Loan from Perkins Puryear Cochran and wife, Wanda Jean Martin Cochran as evidenced by a promissory note and deed of trust being dated June 13, 1974, said deed of trust being recorded in Land Mortgage Record Book 176 at page 429 in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, Mamie J. Miller desires to purchase the hereinafter described real property and as part of the consideration therefor, desires to assume and pay the outstanding indebtedness as mentioned above:

NOW, THEREFORE, FOR AND IN CONSIDERATION of the total sum of \$33,500.00, of which sum \$11,695.34 is cash in hand paid, full receipt of which sum is hereby acknowledged, and with the balance of \$21,804.66 to be paid by Grantee assuming and paying the outstanding principal indebtedness as set out in paragraph two above, WE, PERKINS PURYEAR COCHRAN and wife, WANDA JEAN MARTIN COCHRAN, do hereby sell, convey and warrant unto MAMIE J. MILLER, the following described real property, located and situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 402 in Section D of Buena Vista Lakes Subdivision as shown on plat appearing of record in Plat Book 5 at page 40 in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 13, Township 4, Range 8 West.

The warranty of this deed is subject to the 1978 tax liens and assessments which attached by operation of law on January 1, 1978, but which taxes are not due and payable until on or after January 1, 1979; any encroachments or matters which an accurate and current survey of said real property might disclose; any road and/or utility easements or

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right-of-ways lying in, on, over or across said real property; and any zoning and/or subdivision ordinances and/or regulations of DeSoto County, Mississippi.

Said property is also subject to the restrictive covenants of Buena Vista Lakes Subdivision dated May 1, 1968, as recorded in Plat Book 5 at page 41; any liens of Trinity Water Association and Buena Vista Lakes Maintenance Association in form of special assessments; any covenants and restrictions as set out in warranty deed from Walkem Development Company of Mississippi, Inc., to Hershel R. Mayhall et ux dated June 13, 1968, as recorded in Book 74 at page 468; and right-of-way easement from Mrs. H. R. Mayhall to Mississippi Power and Light Company dated August 12, 1968, as recorded in Book 70 at page 336, all in the office of the Chancery Clerk of Desoto County, Mississippi.

All 1978 ad valorem taxes as to said real property shall be pro-rated by and between the Grantors and the Grantee as of the date of this deed.

WITNESS our signatures on this the 31<sup>st</sup> day of July, 1978.

Perkins Puryear Cochran

Perkins Puryear Cochran

Wanda Jean Martin Cochran

Wanda Jean Martin Cochran

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Perkins Puryear Cochran and wife, Wanda Jean Martin Cochran, who did acknowledge to me that they signed and delivered the above and foregoing Warranty Deed of Assumption on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 31<sup>st</sup> day of July, 1978.

James R. [Signature]  
TITLE: Notary Public

(SEAL)  
My Commission Expires: 7/5/80

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock no minutes A. M. 2 day of Aug 1978, and that the same has been recorded in Book 135 Page 843 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 2 day of Aug 1978.  
Fees \$3.50pd.

SEAL

H. D. Ferguson

CLERK